17-6200.00

REGION OF PEEL

CONTINGENCY LANDFILL SITE

SITE VIB - CITY OF BRAMPTON

Presentation to:
G.T.A. Technical Committee

December, 1989

D.J. Markle, P. Eng.

CONTINGENCY LANDFILL SITE VIB

LOCATION

Contingency Site VIB is located in the north-eastern quadrant of the City of Brampton. Its location relative to other landfill areas considered is illustrated on Schedule "A". The original site, comprising areas VIA and VIB is shown on Schedule "B".

The site is bounded on the east by the Turtle Creek, on the south by Countryside Drive, on the west by Torbram Road, and on the north by Mayfield Road. Mayfield Road also forms the boundary between the Town of Caledon (to the north) and the City of Brampton (to the south).

Site VIB is some 28 km. from the existing Britannia S.L.S., 22 km. from the Keele Valley S.L.S., and 47 km. from the proposed Milton S.L.S.

PROPOSED CAPACITY

The proposed capacity of the site is 3.2 million tonnes, based on several assumptions:

i) Countryside Drive is realigned to eliminate the sharp bends at the mid-lot line,

ii) Buffers of 100 meter width are included along existing roadways with a 50 meter buffer proposed along the Turtle Creek top of bank,

iii) Base and final contours are similar to the Design and Operations Report of April, 1988.

These aspects of the site are further illustrated on Schedule "C".

HISTORY

Peel initiated a Landfill Site Search in 1982, pursuant to the Environmental Assessment Act and employing McLaren Plansearch as the prime consultant. The search was contained to the City of Brampton in line with an agreement signed in 1977 between Peel and the City of Mississauga, being a condition of the approval of the Britannia S.L.S. The City of Brampton concurred with this approach and the Brampton Official Plan indicated that the next Regional Landfill site would be within that City.

In early 1984 five candidate areas (designated 'A' through 'E') were identified and presented to Council. These areas are shown on Schedule "A". All sites were subsequently rejected by resolution of Council and staff/consultants were directed to consider alternatives.

Later in 1984, Candidate Areas I through VII were designated, each one being capable of supporting various sizes and/or combinations of sites. By 1986 the preferred areas were reduced to three in number (I, II and VI). In early 1987, Area VI emerged as the preferred site.

Documentation proceeded to a point whereby a draft E.A. Submission was made to the Ministry in March of 1988. Preparations were made for a Joint Board Hearing that was anticipated to commence in November of that year (and in fact at least one pre-hearing meeting was held).

The City of Brampton was not supportive of the preferred site and launched a Judicial Review to challenge the Region's actions in rejecting areas 'A' through 'E'.

The Government Review of the E.A. Submission was made public in the Fall of 1988. At the same time, the Minister of the Environment indicated that Peel's process was flawed, and issued a draft order indicating that the preferred Site VI, along with the "runner-up" site (II) , was to be compared with sites 'A' to 'E'.

While some negative comments of a technical nature are to be found in the Government Review, these are primarily a function of the reviewers being unable to comment on material being submitted during the review coupled with a deadline for completion of that review. It is felt by Regional staff and consultants that all such matters have been addressed.

HISTORY (cont'd)

In that the primary Regional site (Britannia) was scheduled to close as of May 31, 1990 (in accordance with a zoning bylaw), and in that the other Regional sites (in Caledon) are of limited capacity, and unsuitable for expansion, a contingency site was required to serve the Region until a long-term site could be found through an E.A.A. process either within Peel or through SWISC.

After consideration by Council, a combined approach to providing contingency capacity was developed, namely:

i) The City of Mississauga would agree to amending the zoning bylaw to allow use of Britannia to approved contours. This is estimated to extend the life to December, 1990 and still allow the anticipated end use (a golf course).

Lateral expansion was considered to be difficult in view of encroaching development and the time required to carry out investigations for E.P.A. approval.

ii) Part of Site VI, being VIB, would be developed as a short-term or contingency site.

This conclusion was based on the following considerations:

- Site VI had been identified as the preferred site following extensive investigations since 1984 (without comparison to the original candidate areas A to E),

- The level of investigation was much further advanced than for any alternative site,

- The use of the northern portion only was expected to be more agreeable to the City of Brampton as lands already planned for residential development (south of Countryside) would not be "lost" to landfill,

- The choice of VIB only should reduce the concern of a potential impact on the Mayfield aquifer.

iii) Disposal capacity for the period between December, 1990 and the opening of VIB would be actively pursued.

TYPE OF SITE

The site is a new site, not an expansion of an existing site.

RECEPTIVE COMMUNITY

The site is within Peel and thus there are no conditions set by a "host community".

SITE DESCRIPTION

Site VIB has a total area of approximately 200 acres of which about 113 acres will accommodate waste. This is shown on Schedule "B" and "C". As well, Schedule "D" illustrates existing land ownership - the Region has not optioned or purchased any property for the undertaking.

The existing land use is predominantly agricultural with three non-farm residential uses in place. The Turtle Creek Valleys provide a wide and significant environmental buffer between the site and the crossroads hamlet of Tullamore.

E.P.A. APPROVAL

(a) Site features with respect to likelihood of receiving E.P.A. approval:

(i) VIB is underlain by 12-20 metres of low permeability clay which will provide adequate protection to the groundwater system without the need for an artificial liner.

(ii) The proposed site is not above the Mayfield aquifer which lies immediately to the southwest and west.

(iii) A leachate collection and pretreatment system will be provided. The pretreatment system has already been tested at the Britannia site.

The pre-treated leachate can be readily discharged to the Regional sewerage system.

(iv) There is a good road system for accommodating traffic to and from the site.

(v) The loss of agricultural land used for general (not special crop) farming is not considered critical, as the land is potentially vulnerable to development.

The after-use of the site will be designed to complement adjacent land uses in co-ordination with the City of Brampton.

E.P.A. APPROVAL (cont'd)

(vi) The site is approximately 13 km. from the Pearson International Airport reference point - outside the 8 km. restriction for sanitary landfill sites.

Nevertheless it is proposed to implement a gull control program.

(vii) The site is considered to have the least social/cultural impact of the sites considered since 1984.

(b) Investigations for Site VI as a whole were completed in 1988 to the level suitable for submission of an Environmental Assessment. This included the preparation of a Design and Operations Report.

These investigations and reports will be updated with respect to Site VIB only.

The critical path is the completion of the confirmation of the hydrogeological analysis which includes some additional test pits, computer modelling, hydrogeologic interpretation, risk analysis and completion of reports to a final design level.

PUBLIC CONSULTATION

Peel takes some pride in the degree of public consultation that has been incorporated into the landfill site search. For the purposes of this presentation, the chronology of public meetings, regular Council meetings, and special Council meetings will be restricted to the period of 1987 to 1989 and specifically with respect to Site VI.

- The Council meeting of April 7, 1987 was structured to hear deputations with respect to Waste Management issues. Various individuals and interest groups made presentations with respect to Candidate Areas I, II and VI. Discussion was deferred to a Special Council meeting in May at which time a staff response to the issues raised by the delegations was to be available.

- At the subsequent Special Council meeting of May 14, 1987, Council debated the issues and approved a combination of sub-areas VIA and VIB as the preferred site for a Regional landfill site.

- In November of 1987, following the presentation of a report by the Chief Administrative Officer (entitled the 1987 Status Report on Waste Management), Council directed staff to obtain all necessary approvals, including Environmental Assessment Act approval for Site VI.

- Public meetings (4) were held in February and March of 1988, based on a combination open-house/presentation format, on the status of all waste management initiatives, including Master Plan, Brampton Landfill Site and Mississauga/Caledon searches. Public input was requested.

- At the Council meeting of August 11, 1988, and following discussion, Regional Council requested the City of Brampton to amend a proposed Official Plan Amendment to permit Site VI to proceed.

PUBLIC CONSULTATION (cont'd)

- In September of that year, Council directed the Regional Chairman to appear before City Council to request that the City withdraw its judicial challenge and participate in the E.A. hearings as a positive critic. The City of Brampton position remained unchanged, ie. - opposition to Site VI.

- In February of 1989, Regional Council considered a staff report that recommended a contingency plan including:

  (i) continuation of Britannia past April, 1990 and to approved contours.

  (ii) use of Site VIB as a short-term site.

  Council directed that the staff report be tabled.

- Staff reintroduced the above scenario at the Council meeting of August 10, 1989 and Council directed that public meetings be held in September in both Mississauga and Brampton and related to the above proposal (Britannia to contours and Site VIB Brampton).

- Public meetings were held on September 12, 1989 (Brampton) and September 29, 1989 (Mississauga). The format, agenda and transcripts are available for each meeting.

- Regular and Special Council meetings were held on October 12, 1989, November 9, 1989, November 14, 1989 and November 23, 1989 culminating in a Regional Council resolution, supported by City of Brampton Council, that Site VIB be put forward to the G.T.A. as the Peel Contingency Landfill Site.

Public meetings, open houses, and regular/special Council meetings are only one facet of Peel's Public Consultation process. Other aspects include the use of a widely advertised, dedicated telephone line ("The Wasteline"), the publication of Waste Management News at least once a year, and the use of a mailing list of some 2,500 interested individuals and groups for distribution of notices of meetings, reports, etc.

SCHEDULE - START DECEMBER 15, 1989

ITEM	DURATION	COMPLETION
1. Complete Hydrogeological Studies (Critical Path)	4.5 months	1 May, 1990
2. Finalize Application	1 month	1 June, 1990
3. M.O.E. Review and Referral to Joint Board	2 months	1 August, 1990
4. Schedule Hearing	2 months	1 October, 1990
5. Preliminary Hearing, including Intervenor Funding and Schedule of Evidence	3 months	1 January, 1991
6. Hearing	3 months	1 April, 1991
7. Joint Board Decision	2 months	1 June, 1991
8. Issuance of Certificate of Approval	1 month	1 July, 1991
9. Construction	6 months	1 January, 1992

Note that the above schedule does not allow for loss of time due to appeals.

CONDITIONS

Depending on the success of Peel's recycling initiatives, Site VIB could accommodate Peel's waste for a period until early 1995 (worst case) or 1998 (best case). This determination does not include alternative methods of waste disposal (E.F.W. and R.D.F.). A final decision is expected in January of 1990 that could see an E.F.W. facility operational in 1992. A second R.D.F. proposal is before Regional Council and could become operational in approximately the same time frame.

With the closure of Britannia at the end of 1990, Peel will be without landfill facilities until Site VIB opens in early 1992. Peel will seek assistance from other G.T.A. members for waste disposal capacity during that period and would fully expect to "repay" this capacity when a Peel site is operational.

Approval/development costs are only available for the entire site VI and must be revised to reflect only Site VIB. As well, operational fees cannot be determined until land acquisition costs are known. Thus, tipping fees to other G.T.A. users are indeterminate at this time. Peel will operate the site.

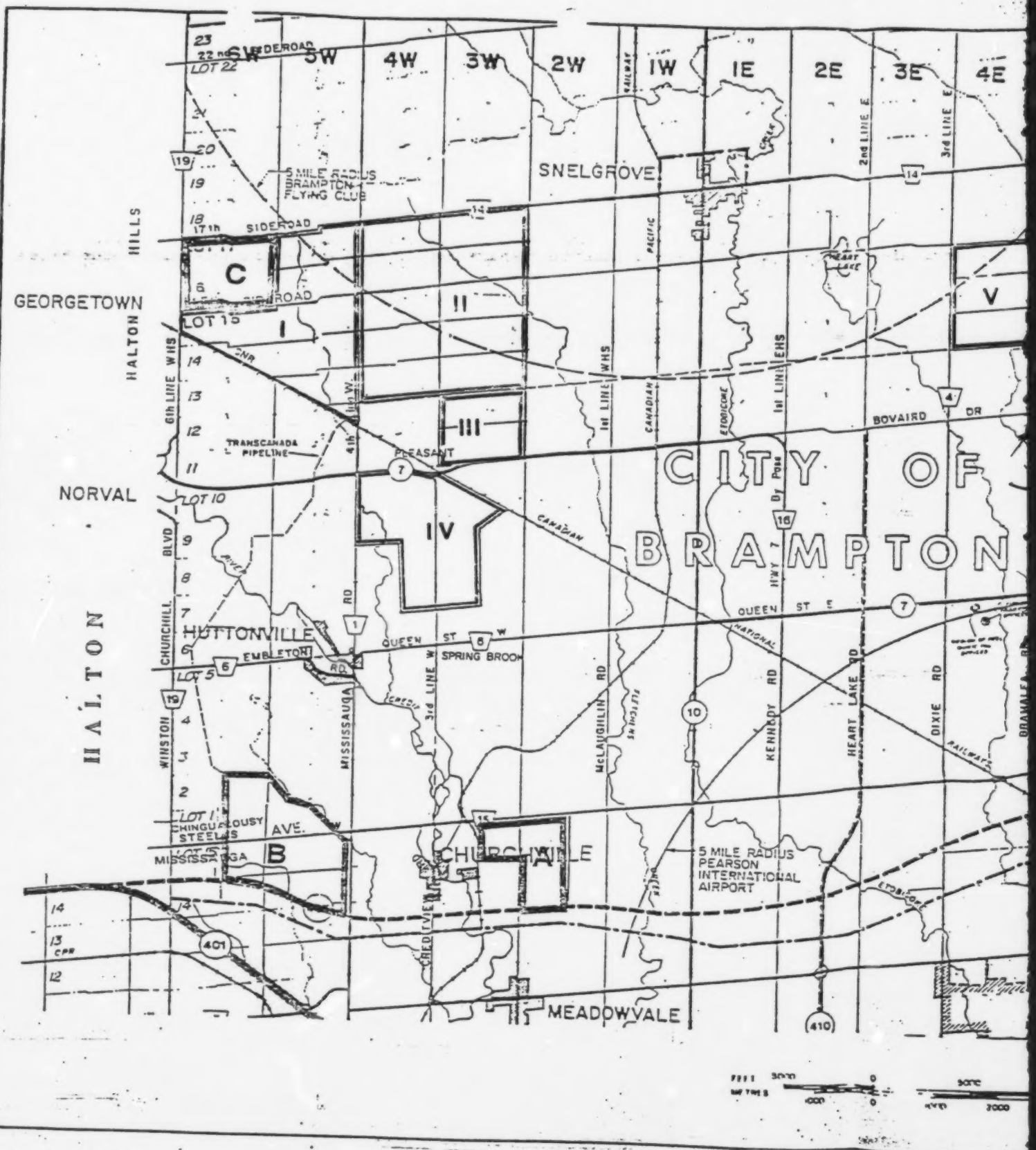
SCHEDULES

A Location of Candidate Areas A to E and I to VII (Brampton)

B Recommended Landfill Site, March 12, 1987 being VIA and VIB

C Property Ownership in Vicinity of Contingency Site VIB

D Final Contours - Landfill Site VIB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3W
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1W
1E
2E
3E
4E
22nd SIDEROAD
LOT 22
17th SIDEROAD
LOT 15
LOT 10
LOT 5
LOT 1
5 MILE RADIUS BRAMPTON FLYING CLUB
SNELGROVE
GEORGETOWN
HALTON HILLS
NORVAL
HALTON
HUTTONVILLE
CHURCHVILLE
MEADOWVALE
MISSISSAUGA
CITY OF BRAMPTON
BOVAIRD DR
QUEEN ST
EMBLETON RD
SPRING BROOK
TRANSCANADA PIPELINE
PLEASANT
CHINGUACOUSY STEELS
AVE.
5 MILE RADIUS PEARSON INTERNATIONAL AIRPORT
CHURCHILL BLVD
WINSTON
MISSISSAUGA RD
3rd LINE W
McLAUGHLIN RD
KENNEDY RD
HEART LAKE RD
DIXIE RD
1st LINE W
1st LINE E
2nd LINE E
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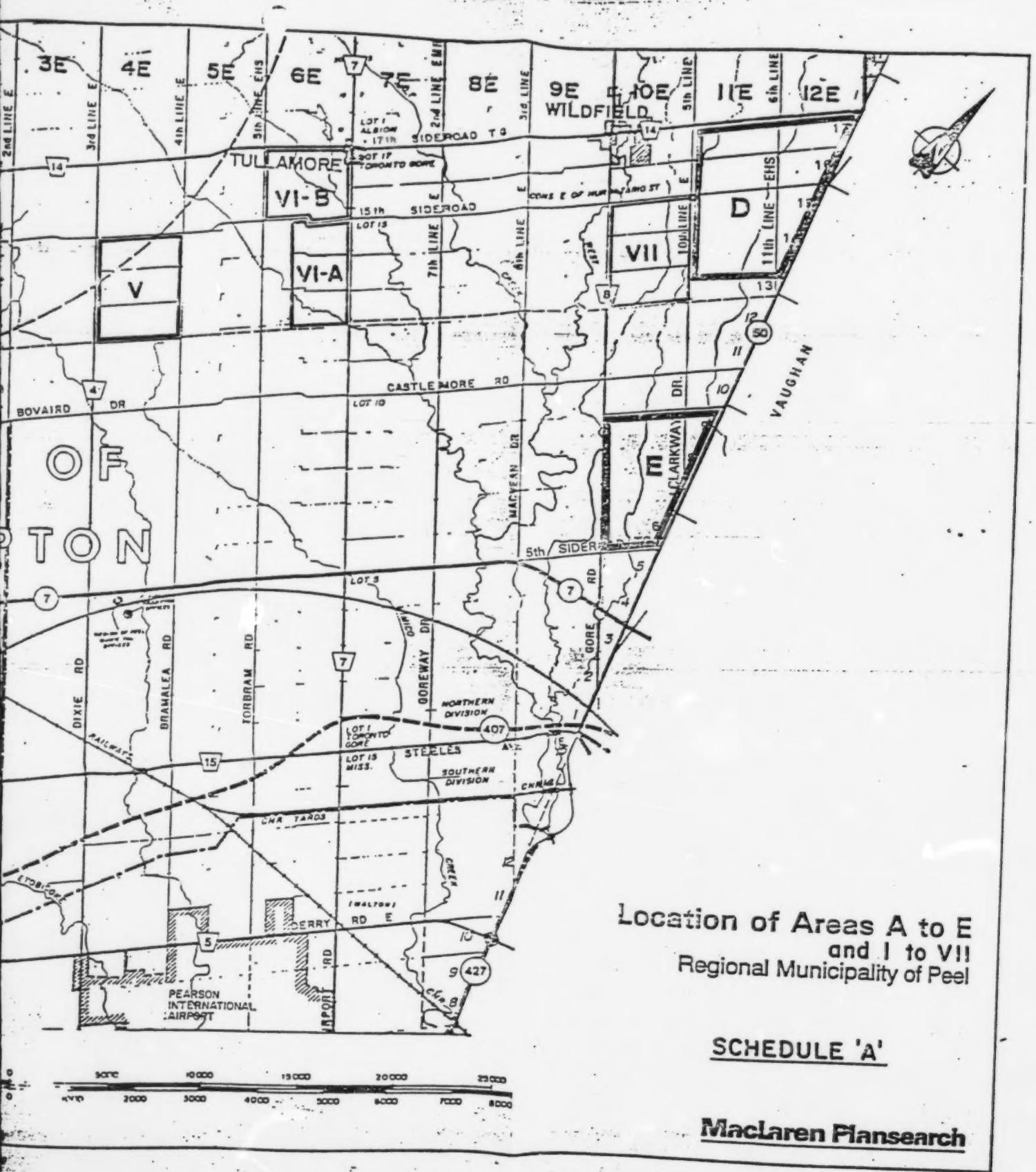


Location of Areas A to E and I to VII
Regional Municipality of Peel

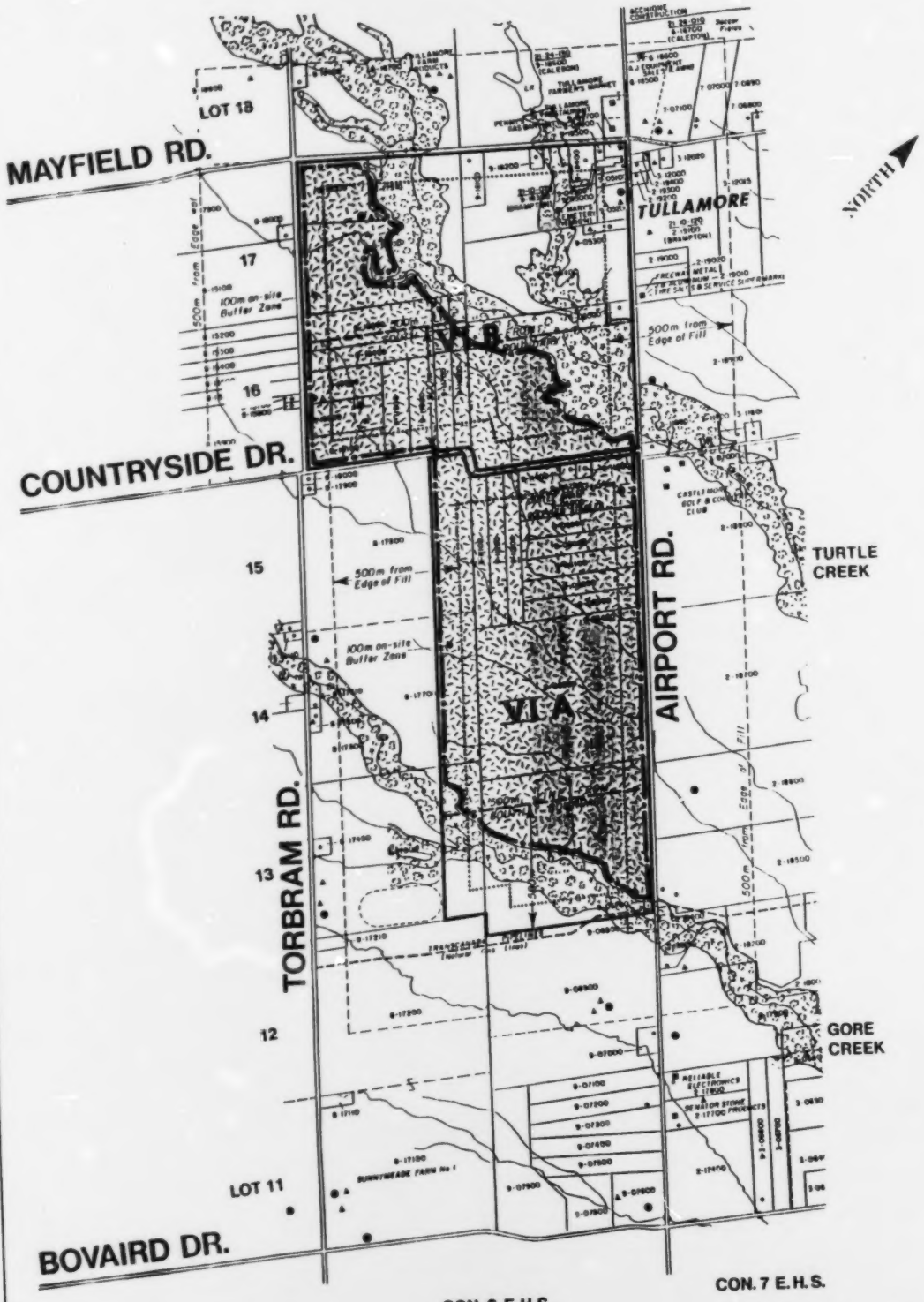
SCHEDULE 'A'

MacLaren Plansearch

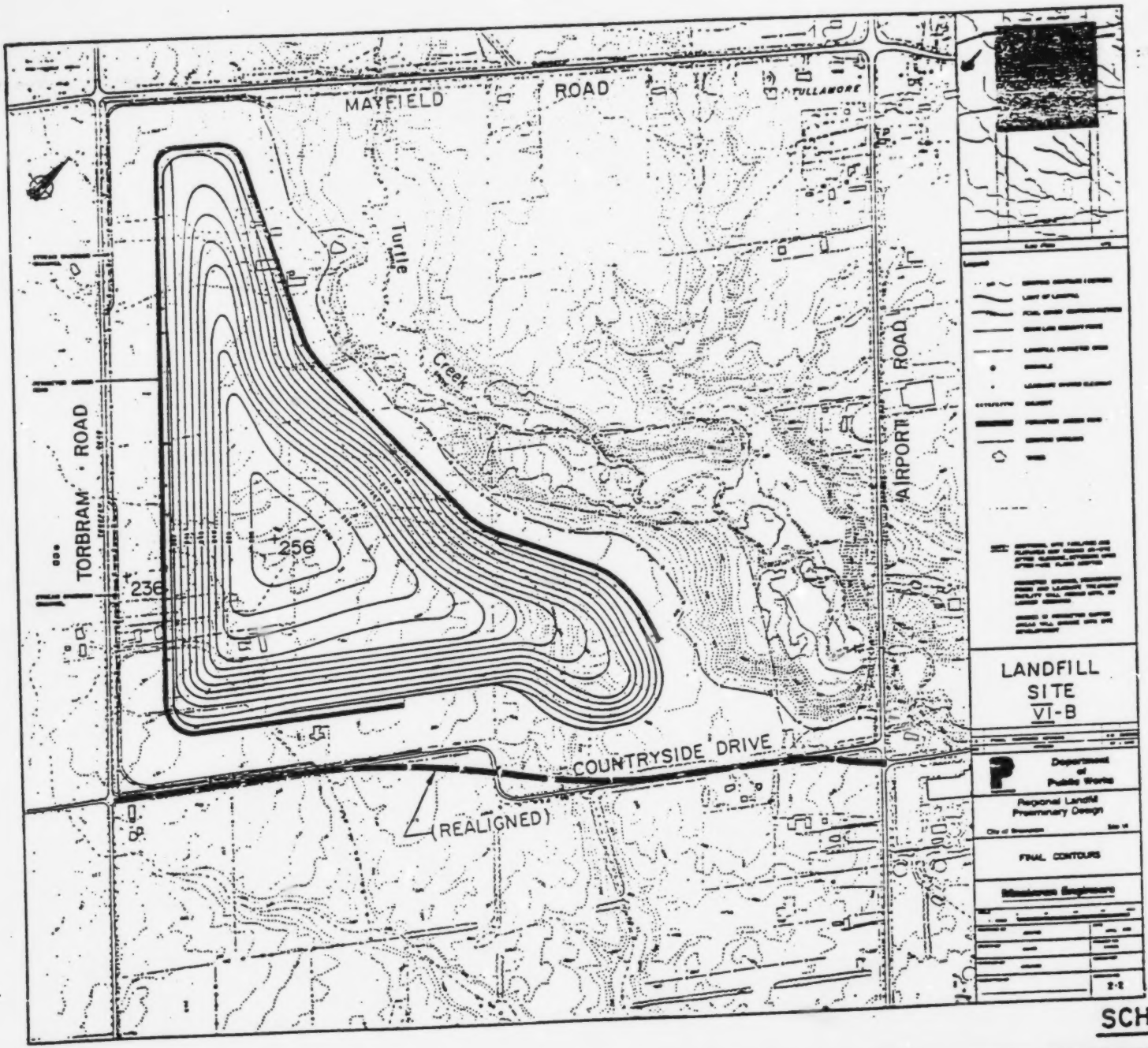
Peel Region Solid Waste Management Study

RECOMMENDED LANDFILL SITE – BRAMPTON, ONT.

Mar. 12, 1987



SCHEDULE "B"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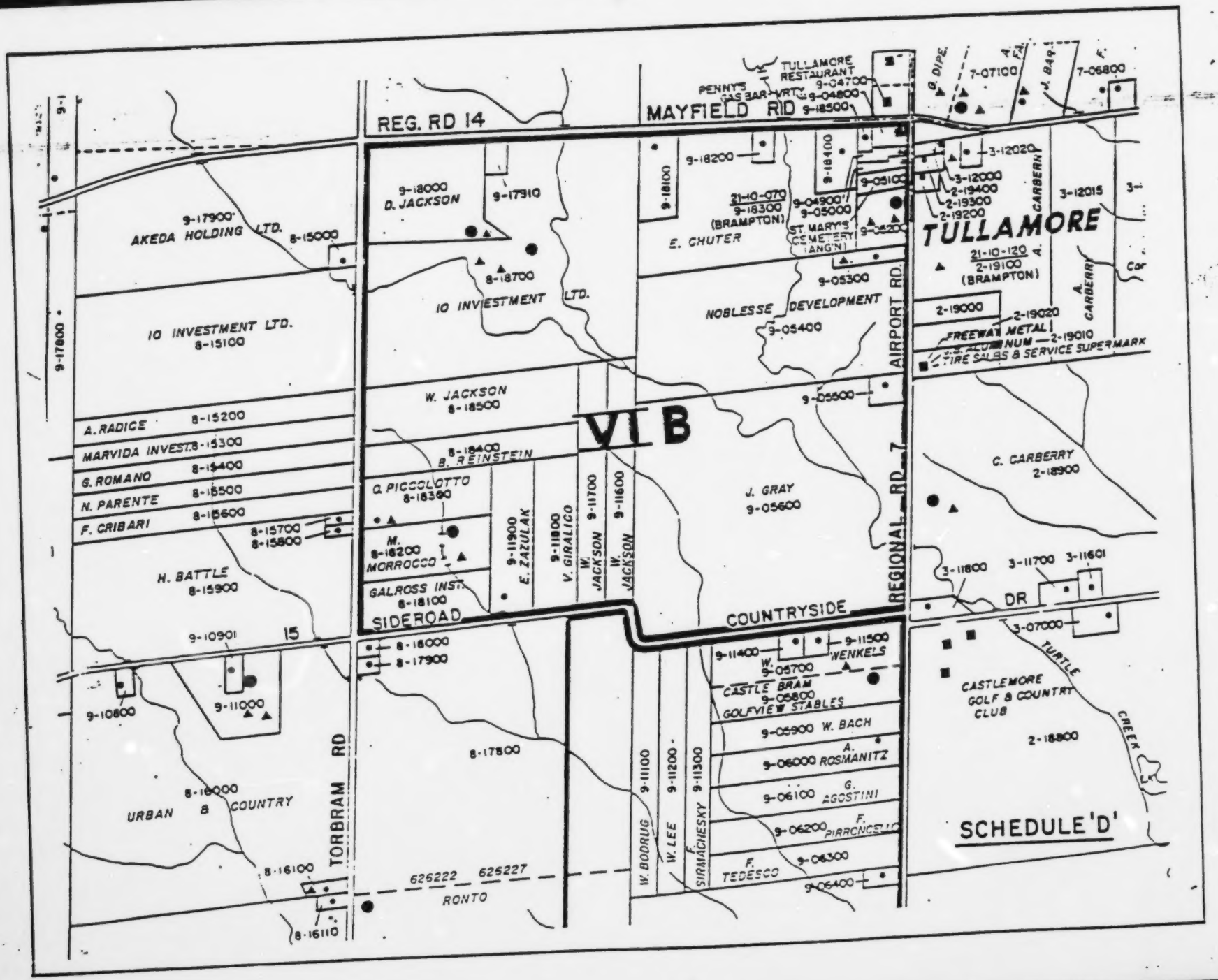
TULLAMORE
Turtle Creek
TORBRAM ROAD
AIRPORT ROAD
256
236
COUNTRYSIDE DRIVE
(REALIGNED)
LANDFILL SITE VI-B
Department of Public Works
Regional Landfill Preliminary Design
FINAL CONTOURS

SCHEDULE 'C'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9-18100
9-05100
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2-19400
2-19300
2-19200
3-12015
CARBERRY
TULLAMORE
21-10-120
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(BRAMPTON)
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Cor
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D. JACKSON
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ST. MARY'S CEMETERY (ANG'N)
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E. CHUTER
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FREEWAY METAL
ALUMINUM
TIRE SALES & SERVICE SUPERMARK
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IO INVESTMENT LTD.
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J. GRAY
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C. CARBERRY
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W.
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CASTLE BRAM
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GOLFVIEW STABLES
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9-06000 A. ROSMANITZ
9-06100 G. AGOSTINI
9-06200 F. PIRRONCELLO
9-06300
F. TEDESCO
9-06400
CASTLEMORE GOLF & COUNTRY CLUB
2-18800
CREEK
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8-16000
URBAN & COUNTRY
TORBRAM RD
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W. BOORUG
9-11200
W. LEE
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F. SIMMACHESKY
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626222
626227
RONTO
8-16110
SCHEDULE 'D'

89-6200.00

October 31, 1989.

File: # GA-A-E
88-6208.04

FOR INFORMATION ONLY

Chairman and Members of Council
Regional Municipality of Peel

SUBJECT: Contingency Landfill Sites:
- **Site VIB, Brampton, and**
- **Britannia Sanitary Landfill Site, Mississauga,**
to Approved Contours

At the direction of Regional Council by Resolution #89-584-1, of August 10, 1989, staff was instructed to hold two public meetings on these issues. The public meetings were held on September 12, 1989, in Brampton and September 26, 1989, in Mississauga. The purpose of the meetings was to provide information and to answer questions raised by the public. A report was prepared in advance of these meetings, a copy of which is attached, (Appendix "A") and addressed many of the issues raised. Transcripts of both public meetings have been sent to members of Council and are also available to the public.

Following the public meetings, the public were invited to make submissions to Regional Council on October 12, 1989. Answers to the questions raised were not given at that meeting, but the Chairman advised that a staff report would be forthcoming, addressing the questions. The report would be provided directly to those members of the public (Appendix "B") who made submissions and in advance of the Special Council Meeting, scheduled for November 9, 1989. This report addresses Council's requirement.

A) BRAMPTON - SITE VIB:

1. Selection As A Contingency Site:

To address the Region's landfill needs to and including December 31, 1996, it was necessary to find a portion of Site VI that was most suitable. The Greater Toronto Area (G.T.A.) initiative of a long-term program for the management of solid waste has made it clear that short-term contingency site needs for the five Regions are only required to December 31, 1996. Therefore, the Province would not be prepared

to allow contingency sites to be approved pursuant to the Environmental Protection Act, that would provide landfill capacity beyond December 31, 1996. The Region's staff and consultants recommend to Council that Site VIB be the preferred portion of Site VI, on the basis of planning and economic reasons. It is important for Council to keep in mind that Site VI was subject to an Environmental Assessment and based on the comparison of Site VI with the other six reviewed sites, Site VI was the preferred site. Staff, consultants and Regional Council were prepared to support that recommendation before an Environmental Assessment Board Hearing in November, 1988.

2. Hydrogeology:

Concerns were expressed at the public information meetings and at Council regarding the impact of the proposed landfill facilities on the Mayfield Aquifer. Peel's consulting hydrogeologist has confirmed that the aquifer is not present under Site VIB, but is located to the south and west of VIB and because of the nature of the soils underlying Site VIB, as well as the location of the Mayfield Aquifer, he is satisfied that the landfill facility will not have any negative impact on the aquifer. With regards to water supply problems experienced in some of the wells in the area during this past year, staff and the hydrogeologist have addressed these concerns raised in the public meetings and are satisfied that the supply problem occurred in 1989, well after any cessation of test pumping on-site in 1988. As such, the problem is not related to work by the Region's hydrogeological consultants. In addition, there is also a history of some shallow wells in the area drying up during protracted dry periods.

Concerns were also expressed by residents having private wells on Airport Road. The hydrogeologist advises that the source of their groundwater will also be protected from the landfill facility by the presence of low permeability soils and a natural upward groundwater gradient.

3. Traffic:

Concerns were expressed at the public information meetings and at Council with landfill truck traffic versus bus traffic for school children on Mayfield Road, Airport Road and the area in general. Staff has advised that the previously prepared traffic studies will have to be reviewed and modified to reflect any changes associated with the use of VIB only. The previous traffic studies were conducted with regard to the impact of all of Site VI.

4. Other Concerns:

a) Process - A number of people claimed that the process used to select Site VI was flawed, therefore selection of Site VIB is flawed. This is addressed in Item A.1 above.

b) End Use - This would be re-evaluated for the smaller site with respect to potential limited agricultural or recreational uses. It is anticipated that the planning staff of the City of Brampton will participate with the Region in this determination.

c) Bird Hazard to Aircraft - Site VIB is outside the 8 km radius guideline restricting landfill development. It is proposed that measures will be taken to control the attraction of birds to this site in line with Federal requirements.

d) Wastes from other Regions - The total capacity of VIB would be required for Peel. However, if other Regions took Peel wastes between the closing of the Britannia Sanitary Landfill Site and the opening of Site VIB, a reciprocal capacity in VIB might have to be made available.

e) Incinerator Ash Disposal - It was explained that based on the Energy From Waste (EFW) Hearing, November, 1987, bottom ash will be tested, but it is expected that such ash can be safely disposed of in a conventional landfill.

f) International Waste Disposal - International Waste, under Federal regulations, (Agriculture Canada) cannot be disposed of in conventional landfill sites unless it has received pretreatment, ie: sterilization.

g) Pollution of Turtle Creek - The operational design of VIB will ensure that there is no pollution and this will be confirmed by continual monitoring during and after site operations.

B) MISSISSAUGA - BRITANNIA SANITARY LANDFILL SITE: (S.L.S.)

1. Selection As A Contingency Site:

As indicated in the attached report provided prior to the public information meetings, it was clear that the intention of Peel and Mississauga, as evidenced by the Mississauga Official Plan and the

Agreement between the two Municipalities, was to operate the Britannia S.L.S. until the agreed upon contours had been reached. The implementing Zoning By-law failed to reflect that understanding and as outlined in the report, an amendment to the by-law is required. It is now anticipated landfill operations at Britannia will cause the contours to be reached by December 31, 1990, which is approximately one year prior to the 12 year operations limitation, as contemplated in the Mississauga Official Plan and Agreement. Accordingly, the implementing Mississauga Zoning By-law requires a seven-month extension to allow for this to occur.

In as much as there is no other landfill facility in the Region adequate to replace Britannia on May 31, 1990, there is no alternative but to request that the intent of the Mississauga Official Plan and the Agreement between the two Municipalities be allowed to be fulfilled.

2. Ancillary Operations:

In addition to the main use of Britannia, as a landfill facility, there presently exists the following ancillary operations:

a) Public Waste Drop-Off Facility

b) Composting Facility

c) Household Hazardous Waste Facility

If Britannia is to close May 31, 1990, or even December 31, 1990, it is not likely that these ancillary uses could be replicated elsewhere in Peel within this time frame. Accordingly, Council must address whether or not they wish these ancillary facilities to be allowed to continue at Britannia until such time as staff has been able to find replacement facilities elsewhere. If such is the case, the Zoning By-law as amended must reflect this requirement.

C) RELEASE OF ADJACENT LANDS:

In considering both contingency sites, Regional staff has addressed the release of adjacent lands previously frozen for potential landfill purposes.

1. Site VIB:

In the case of Site VIB, it is the recommendation of staff that VIA be released for development approvals pursuant to the Planning Act. The rationale for so doing is directly related to the impact of landfill facilities at VIA on encroaching development. If Site VIB is to be used

for a four-year period for landfill purposes, it is the opinion of the Planning Commissioner that it is an appropriate planning decision to release VIA and to allow for development to be realized on the site and thereby preclude the potential, in the future, for landfill operations on VIA.

2. Britannia Sanitary Landfill Site:

With regard to the Britannia Sanitary Landfill Site and the release of lands located to the north and east of Britannia, it is the opinion of the Regional Planning Commissioner that these lands should be released for development and to allow for the completion of the adjacent community. This will allow for the full development of this community and its infrastructure, with the confirmation that landfill operations will cease in this area effective December 31, 1990.

3. Other Landfill Study Areas:

Some members of the public have requested that certain other study areas considered as part of the Environmental Assessment Act process be dropped at this time. The proposition, as stated, is that if there is a rationale for dropping the lands adjacent to the contingency sites then all other sites should also be dropped. It is staff's position and the advice of Peel's legal Counsel that there is no merit and no environmental rationale for dropping any of the other sites. This would be clearly prejudicial to Peel's ability to undertake an Environmental Assessment Act process for any long-term landfill facility in Peel in the future. The rationale for releasing the lands adjacent to the contingency sites is based on sound planning reasons and can be supported and defended before a Hearing. Obviously, if the lands adjacent to the landfill facilities received approvals pursuant to the Planning Act and are ultimately developed, that in itself would preclude any likelihood that those lands can be used for landfill facilities in the future. However, to allow all potential landfill sites to be precluded from the possibility of an Environmental Assessment Act process cannot be supported at this time.

D) CONTINGENCY PERIOD BETWEEN CLOSING OF BRITANNIA SANITARY LANDFILL SITE AND OPENING OF SITE VIB

As addressed in the Report provided to the public prior to the two public information sessions, there is going to be a period of at least six to twelve months between the closure of the Britannia Sanitary Landfill Site on December 31, 1990, and the opening of Site VIB. At this date there is no detailed solution that staff can bring forward as to how Peel will deal with its landfill requirements during this hiatus. As addressed in the public meetings

report, it is the intention to meet with the members of the G.T.A. and the Minister of the Environment to hopefully negotiate the use of landfill facilities outside of Peel to meet Peel's requirements. As well, staff are pursuing other alternatives and will report back to Council as appropriate.

E) PEEL LONG-TERM WASTE MANAGEMENT SYSTEMS:

Concerns have been expressed by staff, by members of the public and Regional Council about Peel's Long-Term Waste Management System. It has been proposed by Council that an informal information session be held between staff, consultants and members of Council to address this issue. Staff have undertaken to prepare such a briefing session, after some direction has been taken with respect to an interim solution.

F) GREATER TORONTO AREA INITIATIVE (G.T.A.):

As outlined in the Report provided at the Region's public information sessions, representatives of the G.T.A. will be attending in Peel for afternoon and evening open houses and workshops scheduled for November 7 & 8, 1989. Notice of these meetings has been provided to all members of Council and the public. A complete outline of the G.T.A. is outlined in the Regional public meetings report. (Appendix "A")

G) RECYCLING:

Notwithstanding Peel's success and commitment to reuse, recycling, reduction and recovery programs, the point was made that some members of the public believe that more should be done immediately and are not aware of Peel's success in this area. Staff consider this to be a valid point and in fact have been directed by Council to develop a communications program reflecting Peel's commitment and success in recycling.

H) COMMENT:

A copy of this report is being provided to each of the individuals who made submissions to the Special Council Meeting on October 12, 1989. Regional Chairman Bean also advised that for the Special Council Meeting on November 9, 1989, individuals who wish to make submissions regarding issues that have not previously been raised should do so in writing prior to the Council meeting. As of the date of this report no further submissions have been received. If such does occur staff will respond to same orally, or if there is appropriate time, in writing before the meeting of November 9, 1989.

I) SUMMARY:

After reviewing all submissions, staff consider that no information has been brought forward during the Public Meetings, including the Special Council Meeting, that would cause staff to recommend any course of action other than seeking approval of Site VIB (Brampton) as an interim landfill site, as well as Britannia Sanitary Landfill Site (Mississauga), being taken to previously approved contours.

D. J. Markle, P. Eng.,
Commissioner of Public Works.

c.c. D. E. Trouten

RMM/ps

APPENDIX "A"

APPENDIX A

REGION OF PEEL

WASTE MANAGEMENT PUBLIC MEETINGS

PURPOSE OF MEETING

The purpose of this public meeting is to provide information and to answer questions only with regard to the contingency site issue. This is not a meeting of Regional Council and no decisions will be made. The ultimate decision will be made by Regional Council at a future public meeting, notice of which will be published and provided to all interested parties, during which members of the public will be invited to make submissions to Council. Staff will do a further report to Council addressing issues raised in the public meeting. It is anticipated that this meeting will occur at the scheduled public meeting of either October 12th or 26th.

Questions related to the G.T.A. (Greater Toronto Area) Initiative are to be reserved for consideration at the public meeting which will be held in the Region during the month of October or November, 1989 with representatives from the G.T.A.

Similarly, all other issues related to waste management will be discussed at further public meetings held with Regional Council.

INTRODUCTION

With the creation of the Region of Peel in 1974, Section 132 of the Regional Municipality of Peel Act required the Region to provide facilities for the purpose of receiving and disposing of solid waste, including all related buildings and equipment necessary thereto. After January 1, 1974, no area municipality could provide such facilities. The only jurisdiction left to the area municipalities was its responsibilities for the collecting of waste from each residence within the Region, for transporting that waste to the Region's waste disposal facilities and for performing the 3 R's; waste reduction, re-use, recycling.

On the 10th day of August, 1989, Regional Council met to consider a report by Chairman Bean advising of a recommendation by staff on three topics, the G.T.A. Initiative for a long-term waste management system, the use of Britannia to previously agreed upon contours and the re-zoning of a portion of Site VI, namely VI (B), as a contingency landfill site to be used for a period no later than December 31, 1996.

The recommendations of staff as hereafter set out were adopted by Regional Council:

RECOMMENDATIONS

1. That Council select a date and time for the public meetings from the following:

Site VI (B)

Tuesday, September 12, 1989	Mayfield Secondary School
Wednesday, September 13, 1989	Chinguacousy Secondary School
Thursday, September 14, 1989	Chinguacousy Secondary School

Britannia Landfill Site

Tuesday, September 19, 1989	Mississauga Council Chambers
Wednesday, September 20, 1989	Mississauga Council Chambers
Tuesday, September 26, 1989	Mississauga Council Chambers
Wednesday, September 27, 1989	Mississauga Council Chambers

and that public notice be given.

2. That after these public meetings, that Council consider the following recommendations;

a) That on the basis of the Premier's letter that Peel continue to participate in the G.T.A. Initiative provided it is clearly understood that Peel's participation can be terminated following Council's review of the final recommendations by the Solid Waste Interim Steering Committee (S.W.I.S.C.) for the ultimate waste management system.

b) That staff be authorized to prepare applications by Peel to amend the City of Brampton's Official Plan and Zoning By-law allowing the use of Site VI (B) only as a landfill site on the contingency basis only until no later than December 31, 1996.

c) That the Region's consultants be authorized to prepare a site plan for the Site VI (B) only and that they take all necessary steps required to process its approval pursuant to the Environmental Protection Act, including the holding of public meetings.

d) That staff be authorized to prepare any agreement necessary between Peel and Brampton limiting the use of Site VI (B) as a contingency site until no later than December 31, 1996.

e) That Mississauga be requested to re-zone Britannia landfill site to allow for its continued use up to the approved contours, as contemplated by the Agreement between Peel and Mississauga dated October 11, 1977.

f) That Council support the continued work of the G.T.A. Initiative and contribute $110,000.00 in 1989 and a further $163,314.10 in 1990, for a total of $273,314.10 from Project 866201 to be funded by the Solid Waste Disposal Rate Stabilization Reserve. (This is based on a proportional cost-sharing related to population and the Province matching each "Regional" dollar being contributed.)

BRITANNIA LANDFILL SITE

By agreement dated October 11, 1977 between the Region of Peel and the City of Mississauga, the parties agreed that the Britannia landfill site would be restricted to a maximum of 200 acres and that its operations would further be restricted to elevations not to exceed the contours as shown on the Proctor and Redfern drawing No. B75420-4 dated January, 1977. The contours were described in the agreement as having been created "with a view to limiting the landfilling operation to a maximum of twelve (12) years."

Similarly, the Mississauga Official Plan provided that "sanitary landfill operations (at Britannia) will be limited to a maximum of 12 years".

Operations at Britannia commenced January 14, 1980. Therefore the 12 year operations limitation would expire January 14, 1992.

However, the implementing Zoning By-law 161-78, which was adopted by Mississauga Council on April 10, 1978 and which became effective May 31, 1978 by Order of the Ontario Municipal Board, provided that the use of Britannia "shall be limited only for a maximum of 12 (twelve) years from the date this section comes into force", namely until May 31, 1990.

In as much as it was clearly the intent of the parties that the Britannia landfill site could be operated for a maximum of 12 years and no more, Zoning By-law 161-78 would have to be amended to allow the intent expressed in the Agreement and the Mississauga Official Plan to be implemented by extending the time limitation in the By-Law to allow the contours to be reached.

The Mississauga Official Plan also provided:

"no other sites for sanitary landfill purposes will be designated in Mississauga until the Region, in consultation with the City has prepared satisfactory long term plans, policies and programmes for waste management facilities which will determine, amongst other things, available specific sites in areas within the Region of Peel other than Mississauga".

PERMANENT SITE SELECTION

In 1982, the Region of Peel commenced a search for a long-term landfill site within the Region, pursuant to the provisions of the Environmental Assessment Act, which had been made applicable to municipalities as of 1980. The Environmental Assessment Act process has proven to be extremely difficult, as evidenced by the fact that no municipality has received approval, pursuant to the Environmental Assessment Act, of a landfill site to date, save and except for Halton. However, Halton spent approximately 12 years and $20 million trying to obtain approvals and now faces a court challenge to the approval for their site. Peel's fate was no different from any other municipality in as much as their efforts to comply with the Environmental Assessment Act resulted in the Minister of the Environment issuing a draft order on September 26, 1988, 35 days prior to the Hearing which was scheduled to commence before the Environmental Assessment Board on November 1, 1988, indicating the Minister wanted Sites A to E re-studied and compared with Peel's Sites II and VI. The Region's consultants advised it would take approximately 3 years for Peel to do the comparison as required by the Minister's proposed Order and that ultimate approval from the Environmental Assessment Board was not likely to be forthcoming for at least 4 - 5 years (the end of 1993). This would mean that Peel would be without a landfill site for at least 3 years following the closure of Britannia on May 31, 1990.

GREATER TORONTO AREA (G.T.A.)

While the difficulties experienced by Peel in seeking approval for a landfill site were no different from the difficulties experienced by all other municipalities throughtout Ontario, the collective difficulties of the five southern Regions have reached crisis proportions. Accordingly, Premier Peterson requested that the five Regions, namely Peel, Halton, York, Durham and Metropolitan Toronto, commence discussions with the Province in an effort to obtain the co-operation of all parties in finding short-term and long-term solutions to the solid waste crisis. Following several months of discussions, on March 14, 1989, the Province and the five Regional Chairmen announced an initial strategy to deal with the crisis. The technical staff from the five Regions, together with their consultants, have been meeting on a regular basis for many months to discuss this issue, as have the five Regional Chairmen. The organization is now referred to as S.W.I.S.C. meaning Solid Waste Interim Steering Committee. S.W.I.S.C. has recently retained consultants who will be attending in each of the five Regions to hold public meetings this fall to advise the public of the status of their waste management programme and the procedure that will be adopted in seeking a long-term solution. However, it is clear to all participants that it is not likely that a long-term solution will be operational until 1996.

By letter dated August 2nd, 1989, (Schedule "A" attached), Premier Peterson advised that the Province was prepared to allow short-term contingency sites, which were nominated by the Regional Councils and favourabley evaluated by S.W.I.S.C. to be processed pursuant to the Environmental Protection Act. The significance of this approach is that a Region would not be required to consider all possible sites, but only to select a single site which it considered environmentally sound. The site would be reviewed by the Ministry of the Environment and would be subjected to a hearing pursuant to the Environmental Protection Act.

PROPOSED CONTINGENCY SITES

Peel is in a very difficult position in as much as the Zoning By-law on Britannia requires that site to be closed in approximately 9 months, namely May 31, 1990. After that date, Peel would have no landfill facilities to deal with its waste. Accordingly, Peel must develop a short-term contingency plan that can deal with the emergency until the long-term facility is approved pursuant to the policies of the G.T.A.

BRITANNIA

We have indicated above that the Zoning By-law would require the closure of Britannia on May 31, 1990, whereas the agreement of October 11, 1977 and the Official Plan of Mississauga would allow operations to continue until January 14, 1992. Peel's consultants and staff now advise that if Britannia was re-zoned to allow for operations to continue until the previously approved contours were reached, such would occur on or before December 31, 1990. Accordingly, the re-zoning of the Britannia site, would result in an additional 7 months use. Every month is vital for Peel to deal with the landfill crisis and it is proposed that Britannia be re-zoned to allow for operations to continue to December 31, 1990. This would be 2 years less than the time limit as contemplated by the Mississauga Official Plan and the aforesaid agreement of October 11, 1977. (See Schedule "B" attached).

SITE VI (B) - BRAMPTON

The boundaries of Site VI (B) and its location are shown on Schedule "C" attached, indicating an area of approximately 210 acres. At present the site is designated sanitary landfill site in the Draft Peel Official Plan, Rural in the Brampton Official Plan, and Agriculture in the Brampton Zoning By-law.

Site VI (B) originally formed part of Site VI which had a size of approximately 535 acres. This was the preferred site as recommended by the Region of Peel to the Minister of the Environment for approval pursuant to the Environmental Assessment Act. Prior to the Minister's second draft Order of November 9th, 1988, more testing had been done on Site VI than on any other site previously considered by the Region. The total monies expended by the Region to date on Site VI are in excess of $2.04 million. Regional Council, its staff and consultants were all satisfied that Site VI was an environmentally sound site which on its merits should have been approved by the Environmental Assessment Board. In order to obtain approval for a site to replace Britannia within a reasonable time frame after the closure of Britannia on December 31, 1990, there is no other practical solution but to consider a portion of Site VI which would have sufficient capacity to provide for the needs of Peel until 1996. Staff and consultants are recommending that Site VI (B) be adopted by Regional Council as a contingency site to be processed pursuant to the Environmental Protection Act. As in the case of Britannia, it is proposed that the necessary Official Plan and Zoning By-law amendments in Brampton accurately provide for a date on which operations at Site VI (B) would terminate and that an agreement be entered into between Peel and Brampton, stipulating the contours to which Site VI (B) could be developed. However, notwithstanding Premier Peterson's letter and the Province's willingness to process a contingency site pursuant to the Environmental Protection Act, there is insufficient time to obtain final approvals for Site VI (B) by December, 1990. It is estimated that it would take approximately 3 months following a decision of Regional Council to complete the necessary research on Site VI (B) (until December 31, 1989) and that a further 6 months (until June, 1990) would have to be allowed for consideration of these materials by the Ministry of the Environment and for a Hearing to be concluded by the Environmental Assessment Board.

Allowing for a construction period of one year, it is projected that Site VI (B) would not be operational until some time between June and December of 1991. Accordingly, there is a hiatus of 6 - 12 months during which Peel's landfill requirements would have to be met by one of the other participants in the G.T.A. or by the private sector. Staff will be asking Regional Council, at the same time it considers the contingency site issue, to provide direction to staff and the Chairman to negotiate an agreement with other members of the G.T.A. or the private sector to meet this need.

APPENDIX "B"

APPENDIX "B"

SPEAKERS FROM THE AUDIENCE

IN ORDER OF PRESENTATIONS

1.	Mrs. Donna Howard	-	Mississauga Landfill Site Liaison Committee
2.	Mrs. Marta Cerny	-	Site VI (Brampton-Caledon) Ratepayer's Association
3.	Mrs. Gail Fernandez	-	Site VI (Brampton-Caledon) Ratepayer's Association
4.	Mr. Lou Massi	-	Citizen
5.	Mr. Peter Killaby	-	Letter of Record
6.	Mr. Joe Arial	-	Citizen
7.	Mrs. Hazel Raymond	-	Citizen
8.	Mrs. Faccio	-	Citizen
9.	Mr. Art Seanor	-	MacLaren Plansearch
10.	Mr. Les MacMillan	-	Citizen
11.	Mr. Tony Kovacevic	-	Citizen